

City Council
Atlanta, Georgia

04-O-2304

AN ORDINANCE
BY: ZONING COMMITTEE

Z-04-139
Date Filed: 11-09-04

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

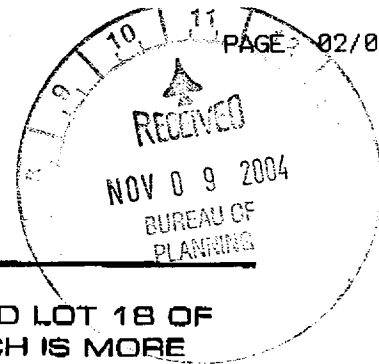
SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **616-620 Angier Avenue, N.E.** be changed from I-1 (Light Industrial) District to the LW (Live Work) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 18 of the 14th District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.



LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOT 18 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

2-04-139

BEGINNING AT A REBAR FOUND SET 152.4 FEET ALONG THE NORTHERN SIDE OF THE ANGIER AVE. RW TO THE EASTERLY RW OF GLEN IRIS DRIVE, RUN THENCE NORTH 01 DEGREES 49 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 180.61 FEET TO AN IRON PIN FOUND;

RUN THENCE NORTH 89 DEGREES 27 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 100.57 FEET TO A POINT;

RUN THENCE SOUTH 01 DEGREES 27 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 184.51 FEET TO AN OPEN TOP FOUND;

RUN THENCE NORTH 88 DEGREES 12 MINUTES 34 SECONDS WEST A DISTANCE OF 51.33 FEET TO AN OPEN TOP FOUND;

RUN THENCE NORTH 88 DEGREES 26 MINUTES 57 SECONDS FOR A DISTANCE OF 50.31 FEET ALONG THE NORTHERLY RIGHT OF WAY OF ANGIER AVE. TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINS 0.424 ACRES.